120.0	0013	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,000 / 635,000
					USE VALUE:	635,000 / 635,000
					ASSESSED:	635,000 / 635,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHRISTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMAHON FRASER CHERYL/ TRUSTE
Owner 2:	R & C TRUST
Owner 3:	
Street 1:	2 CEDAR ST
Street 2:	
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01945 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,380 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	207,000		428,000	635,000
Total Card	0.146	207,000		428,000	635,000
Total Parcel	0.146	207,000		428,000	635,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.87 | /Parcel: 397.8

Legal Description

User Acct

77721

GIS Ref

GIS Ref

Insp Date

09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0005.0

!9334!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,000	0	6,380.	428,000	635,000	635,000	Year End Roll	12/18/2019
2019	101	FV	212,700	0	6,380.	434,100	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	212,100	0	6,380.	324,000	536,100	536,100	Year End Roll	12/20/2017
2017	101	FV	212,100	0	6,380.	293,500	505,600	505,600	Year End Roll	1/3/2017
2016	101	FV	212,100	0	6,380.	281,200	493,300	493,300	Year End	1/4/2016
2015	101	FV	176,800	0	6,380.	238,400	415,200	415,200	Year End Roll	12/11/2014
2014	101	FV	176,800	0	6,380.	226,200	403,000	403,000	Year End Roll	12/16/2013
2013	101	FV	176,800	0	6,380.	215,200	392,000	392,000		12/13/2012

PRINT

Date	Time
12/10/20	23:49:40

LAST REV

Date	Time
10/26/20	09:31:17
jorourke	
9334	

USER DEFINED

Prior Id # 1:	77721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCMAHON RITA J	25212-424		3/7/1995			No	No		Rita J McMahon - DOD: 05/02/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	742	Insulate	6,500	C				
3/20/2012	257	Manual	5,887					insulation

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2020	Mail Update	JO	Jenny O
10/26/2020	OWNR INFO	JO	Jenny O
9/27/2018	MEAS&NOTICE	PH	Patrick H
3/27/2009	Inspected	189	PATRIOT
1/6/2008	Measured	372	PATRIOT
2/18/2000	Mailer Sent		
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6380		Sq. Ft.	Site		0	70.	0.96	5									427,981						428,000	

Total AC/HA: 0.14646 | Total SF/SM: 6380 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,981 | Spl Credit | Total: 428,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00041723
Adj $ / SQ:	128.304
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300059
Depreciation:	93018
Depreciated Total:	207041

COMMENTS

OF=XTRA SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

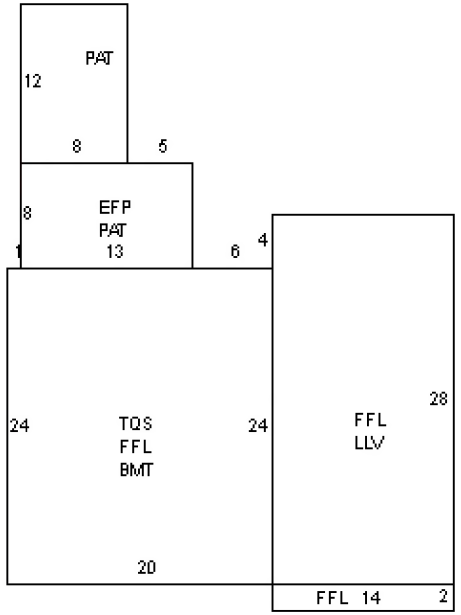
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.30
Special Features:	0	Val/Su Net:	84.98
Final Total:	207000	Val/Su SzAd	164.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	128.300	115,473
BMT	Basement	480	56.000	26,882
LLV	Lower Level	392	57.740	22,633
TQS	3/4 Story	360	128.300	46,189
PAT	Patio	200	4.130	825
EFP	Enclos Porch	104	53.430	5,556

Net Sketched Area:	2,436			Total:	217,558
Size Ad	1260	Gross Are	2556	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0013-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	